

BOOK 279 PAGE 475

STATE MS.-DE SOTO CO.

Dec 14 2 39 PM '94

BK 279 PG 475
W.E. DAVIS CH. CLK.
by B. Cleveland

Prepared by and Return to:
Hugh H. Armistead
P.O. Box 609
Olive Branch, Mississippi 38654
601-895-4844

VENTURE BUILDERS CORPORATION,
A Mississippi Corporation,

GRANTOR
TO

WARRANTY DEED

WILLIAM D. COLYER, ET UX

GRANTEES

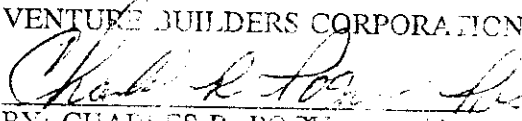
FOR AND IN CONSIDERATION of the sum of Ten Dollars(\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, VENTURE BUILDERS CORPORATION, a Mississippi corporation, the undersigned Grantor, does hereby sell, convey and warrant unto WILLIAM D. COLYER and wife, TIFFANY D. COLYER, as tenants by the entirety with full rights of survivorship, and not as tenants in common, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, described as follows, to-wit:

Lot 140, Section "D", First Addition to Magnolia Gardens (P.U.D.) Subdivision, situated in the Northeast Quarter of Section 34, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, as per plat recorded in Plat Book 43, at Page 7, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; to the restrictive covenants of said subdivision; and to any prior conveyance or reservation of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and und subject property.

Taxes for the year 1994 are to be prorated and possession is to take place upon delivery of this deed.

WITNESS THE SIGNATURE of the authorized official of the Grantor, this the 3rd day of November, 1994.

VENTURE BUILDERS CORPORATION

BY: CHARLES R. PONDER, President

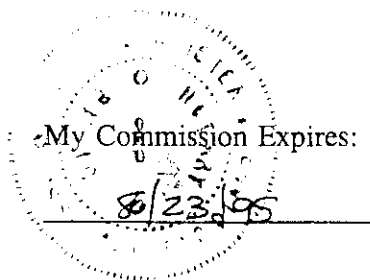
STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the State and county aforesaid, the within named CHARLES R. POGUE, who acknowledged that as President for and on behalf of and by authority of VENTURE BUILDERS CORPORATION, he signed and delivered the foregoing Warranty Deed on the day and year therein mentioned as its voluntary act and deed, and for the purpose expressed therein.

GIVEN UNDER MY HAND and official seal of office, this the 3rd day of November, 1994.



NOTARY PUBLIC



Grantor's Address: 8479 Hundred Oaks Drive, Germantown, TN 38139
Home # (901) 755-0196; Work # (901) 579-8455

Grantee's Address: 9751 Riggan Drive, Olive Branch, MS 38654
Home # () NA; Work # (901) 2740050